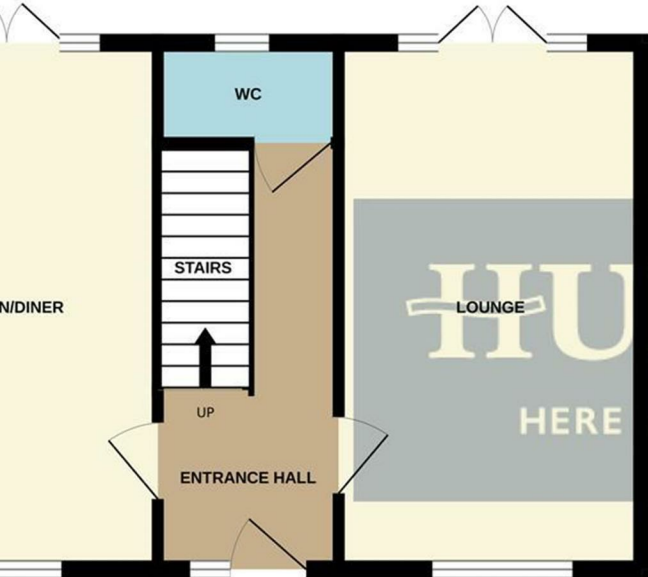


# HUNTERS®

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GROUND FLOOR



1ST FLOOR

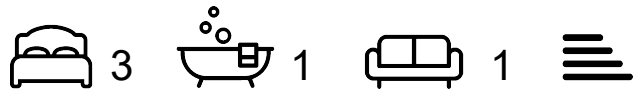


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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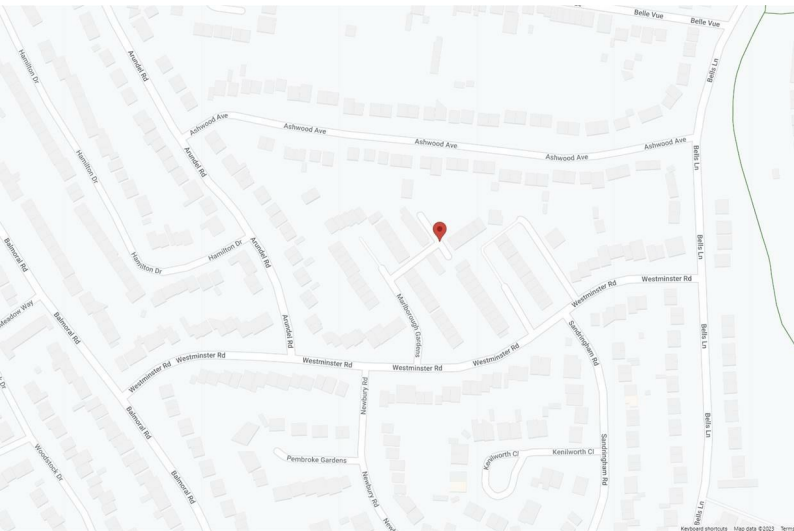
## Marlborough Gardens

Wordsley, Stourbridge, DY8 5EE

£319,950



Council Tax:



# 21d Marlborough Gardens

Wordsley, Stourbridge, DY8 5EE

£319,950



## Entrance Hall

With a double glazed door to front, stairs to the first floor landing, doors to rooms, laminate floor and a central heating radiator.

## Lounge

17'2" x 10'11" (5.25 x 3.33)

With a door leading from the entrance hall, double glazed window to front and double glazed french doors to rear.

## Kitchen Diner

17'0" x 10'2" (5.2 x 3.12)

With a door leading from the entrance hall, fitted with modern wall and base units, work surfaces, sink and drainer, integrated washing machine, dishwasher and fridge freezer, double glazed window to front and double glazed french doors to rear.

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, double glazed window to rear, extractor fan and recessed spotlights.

## Landing

With stairs leading from the entrance hall, double glazed window to rear, loft access, doors to rooms and a central heating radiator.

## Bedroom One

17'0" x 10'3" (5.2 x 3.14)

With a door leading from the landing and to the en suite, double glazed windows to front and rear, and a central heating radiator.

## En Suite

With a door leading from bedroom one, shower

cubicle, WC, wash hand basin, extractor fan and recessed spotlights.

## Bedroom Three

7'2" x 10'11" (2.20 x 3.35)

With a door leading from the landing, double glazed window to rear and a central heating radiator.

## Bedroom Two

9'6" x 10'10" (2.9 x 3.32)

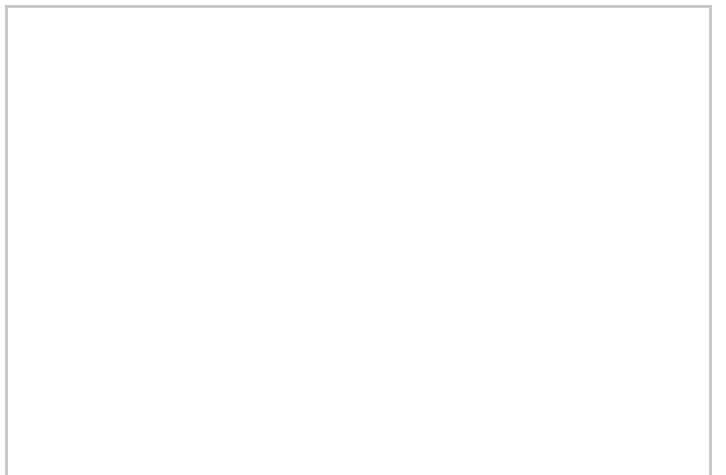
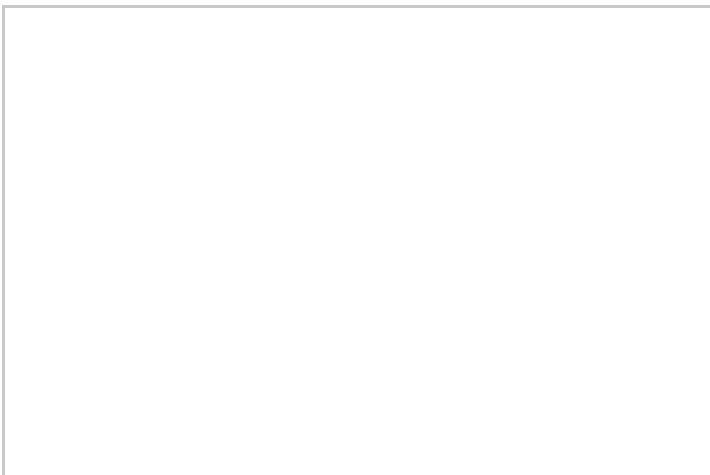
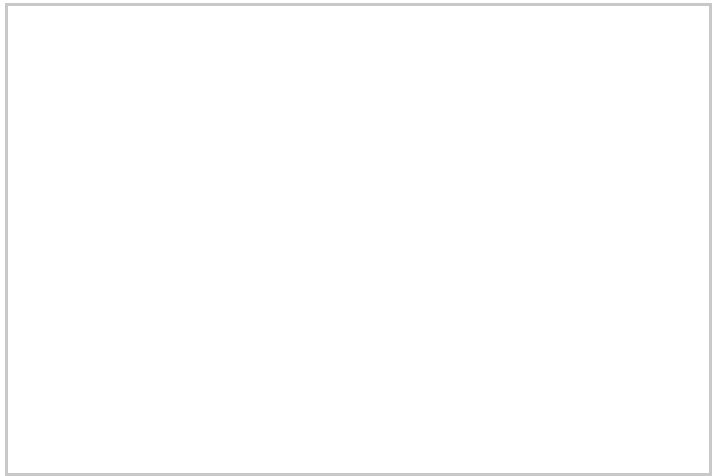
With a door leading from the landing, double glazed window to front and a central heating radiator.

## Bathroom

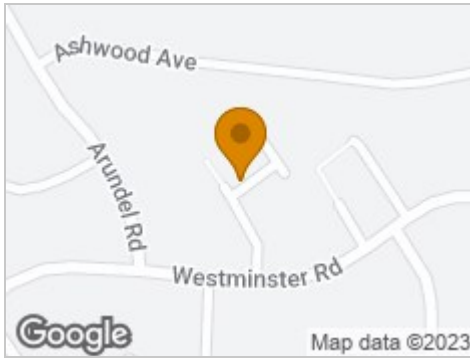
With a door leading from the landing, double glazed window to front, bath, WC and wash hand basin.

## Garden

With double glazed french doors from the lounge to a patio, lawn and gated side access.



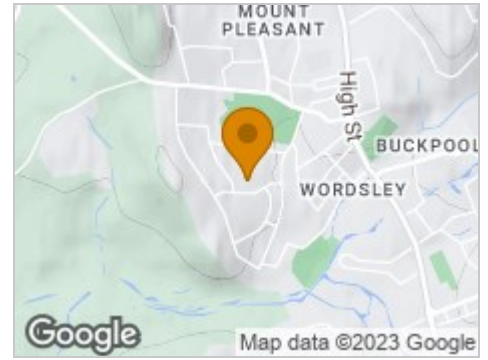
## Road Map



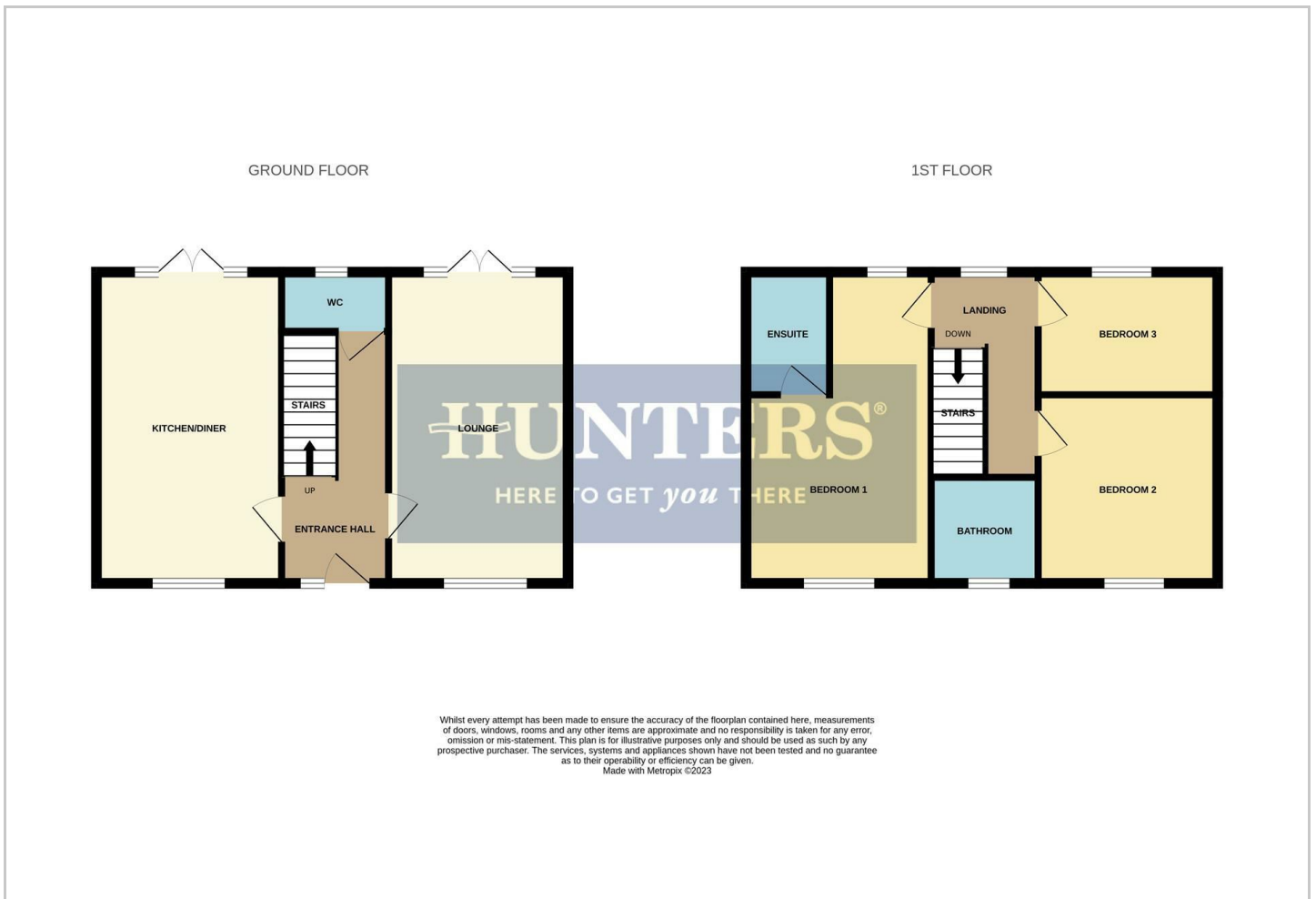
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.